

PROFFERS

Sekas Homes, Ltd.
Young Property

RZ 2006-HM-024

November 3, 2006
November 22, 2006
November 28, 2006
December 8, 2006
December 13, 2006
December 21, 2006
December 28, 2006
January 4, 2007
January 24, 2007
February 28, 2007
March 13, 2007
March 20, 2007
March 21, 2007
March 23, 2007

Pursuant to Section 15.2-2303(A) of the 1950 Code of Virginia, as amended, the Applicant, for himself and his successors or assigns (herein collectively referred to as the "Applicant") in this rezoning application filed on property identified on the Fairfax County Tax Map 28-3 ((1)), Parcel 31 (hereinafter referred to as the "Application Property"), agrees to the following proffers, provided that the Fairfax County Board of Supervisors (hereinafter referred to as the "Board") approves the rezoning of the Application Property from the R-1 zoning district to the R-3 district.

1. Development Plan

- a) Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance ("the Ordinance"), development of the portion of the Application Property identified on the Fairfax County Tax Map 28-3 ((1)), Parcel 31 shall be in substantial conformance with the Generalized Development Plan ("GDP") entitled "Young Property" containing four sheets and prepared by Land Design Consultants, Inc., dated July, 2006 and revised through March 20, 2007.
- b) Pursuant to Paragraph 2 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP may be permitted as determined by the Zoning Administrator. These modifications shall include only the locations of utilities, minor adjustment of property lines, and the general location of dwellings on the proposed lots provided that the total area of open space is not decreased from that shown hereon, the building setbacks outlined on the GDP are honored, and the limits of clearing and grading are adhered to.

2. Homeowners Association

The applicant shall establish a Homeowner's Association (HOA) for the proposed development to own, manage and maintain Parcels A & B, tree save areas and all other community land and improvements and two infiltration trenches. Restrictions placed on the use of the open space/buffer areas, tree preservation easement, minimum setbacks and the maintenance responsibilities of the infiltration trenches and homeowner's association shall be disclosed to all prospective homeowners in a disclosure memorandum prior to entering into a contract of sale and included in the HOA documents.

3. Transportation

- a) Density credit shall be reserved as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Ordinance for all eligible dedications described herein.
- b) At the time of subdivision plan approval or upon demand by Fairfax County or the Virginia Department of Transportation ("VDOT"), whichever occurs first, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors, right-of-way up to 35 feet along the site's southern frontage of Beulah Road (from the proposed public street, south) and up to 39 feet along the site's northern frontage of Beulah Road (from the proposed public street, north) from the existing centerline and construct improvements along the property's Beulah Road frontage up to 26 feet and 31 feet, respectively, from centerline as generally shown on the GDP subject to the approval of VDOT and the Fairfax County Department of Public Works and Environmental Services ("DPWES"). The Applicant shall construct these improvements along the subject property as generally shown on Sheet 2 of the GDP.
- c) Garages and Driveways. The Applicant shall place a covenant on each residential lot that prohibits the use of the garage for any purpose, which would preclude motor vehicle storage. This covenant shall be recorded among the land records of Fairfax County prior to the sale of lots and shall run to the benefit of the HOA and to the Board of Supervisors. Prior to recordation, the covenant shall be approved by the Fairfax County Attorney's office. The HOA documents shall expressly state this use restriction. The driveway provided for each unit shall be a minimum of eighteen (18) feet in length to permit the parking of two (2) vehicles without overhanging onto the sidewalk. Garages shall be designed to accommodate two (2) vehicles.
- d) Prior to issuance of the first residential use permit, the Applicant shall provide a 6' wide asphalt trail along the entire Beulah Road frontage as generally shown on Sheet 2 of the GDP.
- e) Prior to bond release, the Applicant shall provide a 6' wide asphalt trail from the subject property's southern boundary to the northern boundary of State Street. The trail shall be located within the existing right-of-way of Beulah Road and will be subject to approval by Fairfax County and the Virginia Department of Transportation (VDOT). In the event that VDOT or the County does not want the trail at the time of final subdivision plan approval, the Applicant will escrow with Fairfax County the cost of the trail in accordance with the prices listed in the Fairfax County Unit Price List.
- f) Prior to bond release, the Applicant shall provide a 6' wide asphalt trail from the southern portion of State Street to the northern boundary of Fairfax County Tax Map 28-3 ((1)) Parcel 20. The trail shall be located within the existing right-of-way of Beulah Road and shall be subject to approval by Fairfax County and VDOT. The provision of this trail is subject to the acquisition of any necessary easements or letters of permission from Fairfax County Tax Map 28-3 ((1)) Parcel 20. The Applicant shall send the request for any necessary easements or letters of permission to the owner(s) of Fairfax County Tax Map 28-3 ((1)) Parcel 20 via certified mail. The owner(s) of Parcel 20 shall have thirty (30) days from receipt of the certified mailing to provide a written response to the Applicant's request. If the Applicant does not receive a written response within thirty (30) days, it should be assumed that the owner(s) do not wish to grant the easement or permission. If the Applicant is unable to construct the trail due to the inability to obtain the required easements or letters of permission, the Applicant shall, prior to bond release, contribute \$10,000 to Fairfax County to be designated for the construction of trails within one mile of the subject property. The Applicant will place this money in an escrow account with Fairfax County for the aforementioned use.

4. Landscaping

- a) Landscaping and on-site amenities shall be generally consistent in terms of character and materials with the GDP. Specific features such as the exact locations of plantings, driveways, sidewalk connections, walks, etc., are subject to minor modification with final engineering and architectural design, as approved by Urban Forest Management, Department of Public Works and Environmental Services (DPWES). A landscape plan will be submitted with the subdivision plan, which details the quantity and types of trees to be planted on site in order to meet tree coverage requirements. The Applicant will also include mulch beds with plantings in front of the proposed houses as generally shown on Sheet 2 of the GDP.
- b) The first and all subsequent submissions of the subdivision plan shall include a landscape plan and specifications, for review and approval by the Urban Forest Management Division. The landscape plan and specifications shall incorporate techniques designed to reduce maintenance requirements. Such techniques include, but are not limited to, no more than twenty percent (20%) of the open space of each lot in turf areas, mulched planting beds incorporating groups of trees and other plants; and a diverse selection of native and non-invasive plants.

5. Tree Preservation

Tree Preservation: The applicant shall submit a Tree Preservation plan as part of the first and all subsequent subdivision plan submissions to address the preservation of the trees located within the Tree Preservation Area and noted "To Be Saved", as shown on the Generalized Development Plan. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of Urban Forest Management (UFM), DPWES.

The tree preservation plan shall consist of tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 10 inches in diameter and greater, and 25 feet to either side of the limits of clearing and grading shown on the GDP for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the GDP and those additional areas in which trees can be preserved as a result of final engineering and as determined by UFM. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

Tree Value Determination: The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of the trees located within the Tree Preservation Area and noted "To Be Saved", as shown on the Generalized Development Plan, and all trees ten inches (10") in diameter or greater and having a condition rating of 75 or higher located within twenty feet (20') of the northern, southern, and western property boundary (i.e the trees located off-site) as shown on the Generalized Development Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the subdivision plan. The replacement value shall take into consideration the age, size, and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, subject to review and approval by UFM.

Tree Bonds: In order to provide a remedy for any unintended disruption to trees required to be preserved under these proffers, at the time of final subdivision plan approval, the Applicant

shall both post a cash bond and a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the previous proffer (herein the "bonded trees") that die or are dying due to unauthorized construction activities. The letter of credit shall be equal to fifty percent (50%) of the replacement value of the bonded trees. The cash bond shall consist of thirty three percent (33%) of the amount of the letter of credit.

During the time period in which the Tree Bond is required to be held, should unauthorized construction activity cause any bonded trees to die, or be removed, the Applicant shall replace such trees at its expense. The replacement trees shall be selected to provide canopy cover equivalent to those trees that are lost and shall incorporate native species. At the time of approval of the final Residential Use Permit (RUP), the Applicant may request a release of any monies remaining in the cash bond and a reduction in the letter of credit to an amount up to twenty percent (20%) of the total amounts originally committed provided they are in good standing with the tree proffer commitments. Any funds remaining in the letter of credit or cash bond will be released concurrently with the site performance bond release, or sooner, if approved by UFM.

Tree Preservation Walk-Through: The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. This walk through meeting shall occur prior to final subdivision plan approval. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFM, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and to determine which, if any trees, can be transplanted onsite and such adjustments shall be implemented. The Hawthorne Estates HOA, as on file with the Hunter Mill District Supervisor's Office, will be notified of the date and time of this meeting via certified mail at least thirty (30) days prior to the meeting and shall have the option of sending a representative to this meeting. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

Limits of Clearing and Grading: The Applicant shall conform strictly to the limits of clearing and grading as shown on the GDP, subject to allowances specified in these proffered conditions and for the installation of utilities as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities in areas protected by the limits of clearing and grading as shown on the GDP, they shall be located in the least disruptive manner necessary as determined by UFM, DPWES. A replanting plan shall be developed and implemented, subject to approval by UFM, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such utilities. Prior to construction and in consultation with the Applicant's landscape architect or certified arborist and UFM, the Applicant shall attempt to adjust the limits of clearing as generally shown on the GDP to save the 48" oak on the rear of Lot 11.

Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of

clearing and grading as shown on the demolition, and phase I and II erosion and sediment control sheets.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the direct supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFM, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFM, DPWES.

Site Monitoring: During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by UFM.

The Applicant shall retain the services of a certified arborist or landscape architect to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFM approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by UFM, DPWES.

Root Pruning: The Applicant shall (1) root prune the roots of trees to be preserved that may be damaged during clearing, demolition, grade changes, utility installation and/or the installation of retaining walls, (2) mulch to a minimum depth of 3 inches within the areas to be left undisturbed where soil conditions are poor, lacking leaf litter or prone to soil erosion, and (3) then provide tree protection fencing approved by the Urban Forest Management Division (UFM), Fairfax County Department of Public Works and Environmental Services ("DPWES"), where deemed necessary by UFM. The areas that will be root pruned and mulched shall be clearly identified on the Tree Designation Plan. All treatments for such trees and vegetation shall be clearly specified, labeled, and detailed on the erosion and sediment control sheets and demolition plan (if required) sheets of the subdivision plan submission. The details for these treatments shall be included in the Tree Designation Plan and shall be subject to the review and approval of UFM.

All root pruning and mulching work shall be performed in a manner that protects adjacent trees and vegetation that are required to be preserved and may include, but not be limited to the following:

- a) Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches,
- b) Root pruning shall take place prior to any clearing and grading and/or demolition of structures,
- c) Root pruning shall not sever or significantly damage structural or compression roots in a manner that may compromise the structural integrity of trees or the ability of the root system to provide anchorage for the above ground portions of the trees,
- d) Root pruning shall be conducted with the on-site supervision of a certified arborist;
- e) Tree protection fencing shall be installed immediately after root pruning, and shall be positioned directly in the root pruning trench and backfilled for stability; or just outside the trench within the disturbed area;
- f) Immediately after the Phase II E&S activities are complete, mulch shall be applied at a depth of 3 inches within designated areas without the use of motorized equipment;
- g) Mulch shall consist of mulch chips, shredded hardwood and/or pine bark mulch. Hay or straw mulch shall not be used within tree preservation areas.

- h) UFM, DPWES shall be informed in writing when all root pruning and tree protection fence installation is complete.

6 Storm Water Management

- a) If approved by DPWES, stormwater management and Best Management Practices (BMP's) shall be accomplished through the provision of two infiltration trenches or alternative Low Impact Development techniques, as generally shown on Sheet 2 of the GDP and in accordance with the requirements of the Fairfax County Public Facilities Manual (PFM). The size and location of the facilities may be subject to final modifications based on final engineering provided they are in substantial conformance with the GDP. This facility will be designed for the one-year, two-year, and ten-year storm in accordance with the PFM and will provide additional detention for the site, over and above that required by the PFM.
- b) As a condition of final subdivision plan approval, the proposed infiltration trenches shall be designed in accordance with the Fairfax County Public Facilities Manual. However, the proposed trenches shall be supplemented with an impermeable liner around the entire perimeter of the trench to the bottom of the filter media in order to further reduce the potential for lateral groundwater movement to adjacent properties. The location and type of liner shall be specified in the geotechnical report and requirements and included as part of the final subdivision plan.
- c) Prior to bond release, the Applicant shall contribute \$5,000 to the Young Property Homeowner's Association for use in maintaining the proposed infiltration trenches.
- d) As part of the proposed subdivision, the Homeowner's Association shall collect a minimum of \$100 per approved unit, per year, for a minimum of twenty (20) years, for the maintenance and/or repair of the proposed infiltration trenches. This shall be disclosed in the Homeowner's Association documents as well as in a disclosure memorandum for any contract for sale.
- e) The roof drains for lots 5-7 will be directed towards the proposed public street and tied into the proposed storm sewer system where appropriate.

7. Contributions

- a) Prior to bond release, the Applicant shall contribute \$7,155 to the Fairfax County Park Authority for its use in establishing and maintaining parks and recreational facilities in the Hunter Mill District of Fairfax County.
- b) At the time of issuance of the first Building Permit, Applicant shall contribute \$46,530 for capital improvements to the public schools served by the subdivision. Said contribution shall be deposited with DPWES for transfer to Fairfax County Public Schools.
- c) Prior to the issuance of the first Building Permit, the Applicant shall contribute to the Fairfax County Housing Trust Fund a sum equal to one-half of one percent (0.5%) of the value of all of the units approved on the property. The percentage shall be based on the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. The projected sales price shall be proposed by the Applicant in

consultation with Fairfax County Department of Housing and Community Development (HCD) and shall be approved by HCD and DPWES.

Architecture

The design and architecture of the approved units shall be in substantial conformance with the illustrative elevations contained in the GDP, or of comparable quality as determined by DPWES. The exterior facades of the new homes constructed on the site shall be covered with brick, stone and/or cementitious siding (e.g., HardiPlank by James Hardie Building Products), or a combination thereof. The sides of the houses on Lots 1 and 11 facing Beulah Road will be constructed of brick. All units shall be limited to thirty-five (35) feet in height as measured in the Fairfax County Zoning Ordinance.

Energy Saver Program

All homes constructed on the property shall meet the thermal guidelines of the CABO Model Energy Program for energy-efficient homes or its equivalent, as determined by the DPWES for either electric or gas energy systems, as applicable.

10. Lighting and Signs

- a) All exterior lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
- b) No temporary signs (including "Popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off-site by the Applicant or at the Applicant's direction to assist in the initial marketing and sale of homes on the Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and/or home sales for the Property to adhere to this Proffer.

11. Noise

The Applicant shall provide the following noise attenuation measures:

- a) In order to reduce the maximum interior noise to a level of approximately 45 dBA Ldn, the Applicant proffers that the front, side, and rear walls of all facades of the residential units generally oriented in the direction of Beulah Road, which shall be annotated and shown as such on the subdivision plan, shall have the following acoustical attributes:
 - i) Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45;
 - ii) Doors and glazing shall have a laboratory STC rating of at least 37 unless glazing constitute more than 20 percent of any façade exposed to noise levels of DNL 65 dBA or above. If doors, windows and other glazed areas constitute more than 20 percent of an exposed façade, then the glazing of such features shall have an STC rating of at least 45; and
 - iii) Measures to seal and caulk between surfaces shall follow methods approved by the American Society for testing and Materials to minimize sound transmission.

- b) In order to reduce the maximum exterior noise to a level of approximately 65 dBA Ldn or less for all affected units, a 7' tall masonry fence, as shown on Sheet 1 of the GDP, will be provided on lots 1 and 11 as generally shown on Sheet 2 of the GDP. The location and purpose of this wall will be disclosed to all prospective homeowners as a disclosure memorandum prior to entering into a contract of sale and included in the HOA documents. The Applicant will also place a covenant in the deed of subdivision noting that this wall shall remain in the location generally shown on Sheet 2 of the GDP.

12. Telecommuting

All dwellings shall be pre-wired with broadband, high capacity data/network connections in multiple rooms, in addition to standard phone lines.

13. Archeology

Prior to clearing and grading activity, the Applicant shall perform a Phase I Archeology Survey in accordance with the Virginia Department of Historic Resources Guidelines in the western half of the subject property (approximately two acres). The scope of the Phase I Survey shall be approved by the Fairfax County Park Authority's Cultural Resource Management and Protection Section (CRMP). If based on the Phase I survey, the Fairfax County Archeologist concludes that a Phase II or Phase III Archeological Survey is warranted, the Applicant shall conduct such study or studies. Artifacts found during the survey process that are deemed significant by the Fairfax County Archeologist may be removed by Fairfax County.

14. Other

- a) During development of the subject site, the telephone number of the site superintendent that will be present on-site during construction shall be provided to the President of the Hawthorne Estates community, as on file with the Hunter Mill District Supervisor's Office and to the Hunter Mill District Supervisor's Office.
- b) Outdoor construction activity will be limited to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and 8:00 a.m. and 5:00 p.m. on Saturdays. No outdoor construction activities will be permitted on Sundays or on federal holidays. The site superintendent shall notify all employees and subcontractors of these hours of operation and shall ensure that the hours of operation are respected by all employees and subcontractors. Construction hours shall be posted on-site in both English and Spanish. This proffer applies to the original construction only and not to future additions and renovations by homeowners.
- c) As part of the development of the subject property, and as determined feasible by UFM during subdivision plan review, the Applicant will attempt to save the existing 15" Holly and 12" Maple located within the existing right-of-way of Beulah Road, Rt. 675, approximately 125' north of its intersection with State Street. The ability to save these trees will be subject to final engineering, the approval of the Virginia Department of Transportation (VDOT) and/or available sight distance. Once determined, the necessary preservation techniques proposed to save these trees shall be subject to review and approval of UFM.
- d) As part of the development of the subject property, the Applicant will record a 15' and 25' private tree preservation easement behind lots 5-7 and as generally shown on the GDP. The purpose of this easement is to preserve existing and proposed vegetation. The Applicant shall plant additional vegetation within this area, as generally shown on Sheet 2 of the GDP, to supplement existing vegetation. This additional vegetation shall be planted by hand and no machinery shall be utilized. Subsequent to this initial planting by the Applicant, no additional disturbance or building will occur in this easement except for necessary utility construction, as

required by Fairfax County, or for the removal of diseased, dead, dying, or hazardous trees and the selective maintenance to remove noxious and poisonous weeds, as determined by UFM. The location and purpose of this easement shall be disclosed to all prospective homeowners as a disclosure memorandum prior to entering into a contract of sale and will also be included in the Homeowner's Association documents. This easement will be noted as a covenant in the deed of subdivision and recorded in the Land Records of Fairfax County. This easement will be enforced by the HOA and will run with the land.

- e) Any extension into the minimum required side and rear yards for covered and uncovered decks shall be permitted in accordance with Section 2-412 of the Fairfax County Zoning Ordinance. Restrictions placed on the location of covered and uncovered decks per Section 2-412 of the Zoning Ordinance shall be disclosed to all prospective homeowners as a disclosure memorandum prior to entering into a contract of sale, included in the Homeowner's Association documents, and included as a covenant in the deed of subdivision. In accordance with the Zoning Ordinance, any sunrooms or enclosed porches may not encroach into the minimum required setbacks as shown on Sheet 2 of the GDP. This shall be disclosed to all prospective homeowners as a disclosure memorandum prior to entering into a contract of sale, included in the Homeowner's Association documents, and included as a covenant in the deed of subdivision.
- f) Concurrently with recordation of the record plat, the Applicant shall convey Parcels C and D to the future owners of Lots 11 and 1, respectively. A covenant shall be recorded as part of the deed of subdivision stating that Parcels C and D will convey with Lots 11 and 1, respectively, in perpetuity. This covenant shall run with the land. In addition, the Applicant shall convey Parcels A and B to the future Homeowner's Association.
- g) All dwellings shall have a minimum side yard setback of twelve (12) feet. However, the minimum eastern side yard only for future Lots 1 and 11, adjacent to Beulah Road, shall have a minimum setback of thirty (30) feet. A covenant shall be recorded in the deed of subdivision restricting the placement of any buildings and/or accessory structures within the aforementioned thirty (30) foot side setback on Lots 1 and 11. In addition to being recorded in the deed of subdivision, this covenant shall be disclosed to all prospective homeowners as a disclosure memorandum prior to entering into a contract of sale and included in the Homeowner's Association documents.

Signatures:

Sekas Homes, Ltd.

By: 

John P. Sekas, its President

Developer, Tax Map Parcel 28-3 ((1)), Parcel 31

Judith A. Young, Trustee

By: 

Judith A. Young, Trustee

Owner, Tax Map Parcel 28-3 ((1)), Parcel 31

Brenda Noel, Trustee

By: 

Brenda Noel, Trustee

Owner, Tax Map Parcel 28-3 ((1)), Parcel 31

Cheryl Kidd, Trustee

By: 

Cheryl Kidd, Trustee

Owner, Tax Map Parcel 28-3 ((1)), Parcel 31